



"The City With a Heart"

Perry Petersen, *Chair*
Joe Sammut, *Vice-Chair*
Sujendra Mishra
Rick Biasotti
Bob Marshall, Jr
Mary Lou Johnson
Kevin Chase

AGENDA

PLANNING COMMISSION MEETING

January 17, 2012
7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

Planning Commission meetings are conducted in accordance with Roberts Rules of Order Newly Revised. You may address any agenda item by approaching the microphone until recognized by the Planning Commission Chair. All regular Planning Commission meetings are recorded and televised on CATV Channel 1 and replayed the following Thursday, at 2:00 pm. You may listen to recordings in the Community Development Department. Complete packets are available online at www.sanbruno.ca.gov and at the library. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodation for this meeting should notify us 48 hours prior to meeting. Notices, agendas, and records for or otherwise distributed to the public at a meeting of the Planning Commission will be made available in appropriate alternative formats upon request by any person with a disability. Please make all requests to accommodate your disability to the Community Development Department 650-616-7074.

ROLL CALL

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES: December 6, 2011

2. COMMUNICATIONS

3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA: Individuals allowed three minutes, groups in attendance, five minutes. It is the Commission's policy to refer matters raised in this forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Commission from discussing or acting upon any matter not agendaized pursuant to State Law.

4. ANNOUNCEMENT OF CONFLICT OF INTEREST

5. NEW BUSINESS

Consider adoption of a Resolution confirming review of the 2011-2016 Five Year Capital Improvement Program and 2011-2012 Capital Improvement Program Budget and its conformance with the San Bruno General Plan

6. PUBLIC HEARINGS *Note:* If you challenge the below actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

A. 3180 Crestmoor Drive (APN: 019-222-060)
Zoning: R-1
Environmental Determination: Categorical Exemption

Request for a Use Permit to legalize un-permitted construction which increases the gross floor area by greater than 50% (60% cumulatively) and exceeds the 44% lot coverage requirement (50%), per Sections 12.200.030.B.1, and 12.200.040.B.3. of the San Bruno Municipal Code. Maria Rhodes (Applicant), Jose Aphang-Lam & Vivien Kam (Owner) **UP11-014**

7. DISCUSSION

A. CITY STAFF DISCUSSION

- **Presentation from City Attorney on Brown Act and Conflicts of Interest**
- **Select the February 16, 2012 Architectural Review Committee members**
- **Update on Development Activity**

B. PLANNING COMMISSION DISCUSSION

Appoint New Planning Commission Chair and Vice-Chair

8. ADJOURNMENT

The next regular Planning Commission Meeting will be held on February 16, 2012 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.



Perry Petersen, *Chair*
Joe Sammut, *Vice Chair*
Rick Biasotti
Mary Lou Johnson
Kevin Chase
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Bob Marshall, Jr,

**MINUTES
PLANNING COMMISSION MEETING**

December 6, 2011

7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

CALL TO ORDER at 7:01 pm.

ROLL CALL

	<u>Present</u>	<u>Absent</u>
Chair Petersen	X	
Vice Chair Sammut	X	
Commissioner Biasotti	X	
Commissioner Marshall		X
Commissioner Mishra	X	
Commissioner Chase		X
Commissioner Johnson		X

STAFF PRESENT:

Planning Division: Community Development Director: Aaron Aknin
Associate Planner: Laura Russell
Assistant Planner: Matt Neuebaumer
Recording Secretary: Shauna Williams

Pledge of Allegiance: Commissioner Sammut

1. Approval of Minutes – September 20, 2011

Motion to Approve Minutes of September 20, 2011 Planning Commission meeting.

Sammut / Biasotti

VOTE: 4-0
AYES: All Commissioners Present.
NOES: None
ABSTAIN: None

2. Communication

E-Packets are available on line at www.sanbruno.ca.gov

Draft Transit Corridor Plan is available on line at www.planbruno.org

The City Attorney had planned to give a presentation on the Brown Act; however, since we only have four Commissioners present we will postpone the presentation to a future date.

3. Public Comment - None

4. Announcement of Conflict of Interest

Commissioner Marshall has a conflict of interest for 588 San Mateo Avenue. Since that is the only item on the agenda, he did not attend the meeting.

5. Public Hearings

A. 588 San Mateo Avenue

Request for a Use Permit and Parking Exception to allow a dance studio within the C-B-D Central Business Zoning District per Chapters 12.96.120.C.7 and 12.100.120, of the San Bruno Zoning Ordinance. Yenis Cotua (Applicant), Artur & Hilda Basmajian (Property Owner) UP-11-013 & PE-11-001.

Assistant Planner Neuebaumer: Entered staff report.

Staff recommends that the Planning Commission approve Use Permit 11-013 and Parking Exception 11-001 based on Findings of Fact (1-5) and Conditions of Approval (1-9).

Chair Petersen asked Commission if there were any questions for staff.

Public Comment Opened.

Yenis Couta; Applicant: I have been teaching dance for over twenty years and feel that my business will succeed and be an improvement to the downtown community.

Public Comment Closed.

Motion to approve Use Permit 11-013 and Parking Exception 11-001 based on Findings of Fact (1-5) and Conditions of Approval (1-9).

Commissioner Mishra/ Biasotti

VOTE:	4-0
AYES:	All Commissioners Present.
NOES:	None
ABSTAIN:	None

Chair Petersen advised of a 10-day appeal period

FINDINGS OF FACT

1. The proposed use will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the person residing or working in the neighborhood or such proposed use.
2. The proposed use will not be injurious or detrimental to property and improvements in the

neighborhood or to the general welfare of the city.

3. The proposed use will be consistent with the general plan.
4. The strict application of the parking provisions would cause particular difficulty or undue hardship in connection with the use and enjoyment of said property.
5. That the establishment, maintenance and/or conducting of the off-street parking facilities as proposed are as nearly in compliance with the requirements set forth in this chapter as are reasonably possible.

CONDITIONS OF APPROVAL

Community Development Department – (650) 616-7074

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 11-013 and Parking Exception 11-001 shall not be valid for any purpose. Use Permit 11-013 and Parking Exception 11-001 shall expire one (1) year from the date of Planning Commission approval unless the operation commences prior to the one (1) year date.
2. The request for a Use Permit and Parking Exception to operate a dance studio shall be operated according to plans and operational statement approved by the Planning Commission on December 6, 2011, labeled Exhibits C and D except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
3. Prior to operation and final inspection, all pertinent conditions of approval and all improvements shall be complete to the satisfaction of the City of San Bruno.
4. The applicant shall apply for a business license through the Finance Department. Prior to business license approval the applicant shall apply for a business compliance permit.
5. The applicant and any successor in interest, shall agree to operate the dance at 588 San Mateo Avenue in the manner as described in the staff report and in the applicant's support statement. Any deviation or change in business activities shall require prior authorization by the Community Development Director and may require full Planning Commission review. Failure to comply with these requirements may result in the City of San Bruno instituting revocation hearings.
6. The applicant or property owner will clean graffiti on the property and/or paint over it within 24 hours of its appearance, using a matching paint color. This condition also gives the City of San Bruno consent to have the graffiti painted out for the applicant. If the graffiti is not removed within 24 hours, the City's graffiti removal vendor will be instructed to remove the graffiti and provide a detailed accounting of the cost to the property owner, who will be responsible for reimbursing the City for the graffiti removal.
7. All trash and trash containers shall be stored within appropriate designated trash areas. Sufficient trash container capacity shall be provided to ensure that all trash and debris from the building can be stored within the trash container area and with completely closed lids. The trash enclosure shall be covered and shall comply with San Mateo Countywide Water Pollution Prevention Program best management practices and shall be submitted to Planning Division.

8. The property owner or business operator shall conduct regular maintenance of the site to maintain the premises and remove accumulation of litter and debris.
9. The applicant or any future employees shall not park in the surrounding residential area at any time. The applicant shall provide information to customers on appropriate public parking locations.

6. Discussion

- A. City Staff Discussion:** Commissioners Sammut, Biasotti, and Mishra volunteered for the January 12, 2012 Architectural Review Committee meeting.

CD Director Akin: Glenview/Crestmoor Update. As you know there were thirty-eight homes destroyed in the fire. We have issued twelve building permits for the complete rebuild homes thus far. We also have another six applications in the planning and/or building review stage. In the next two or three months I anticipate 18 out of the 38 homes will be under construction. There are a total of six homes that are now owned by PG&E and two of which are yellow-tagged homes that PG&E plans to repair and sell. I encourage you to take a drive out there to see the new construction if you haven't already. The road is open now for a few months and the neighborhood is progressing.

Chair Petersen: I would like to compliment staff on the great effort you all have dedicated to the disaster. I feel that the recovery of these homes has moved very fast and the neighborhood is looking wonderful.

- B. Planning Commission Discussion:** None

7. Adjournment

Meeting was adjourned at 7:12 pm

Aaron Akin
Secretary to the Planning Commission
City of San Bruno

Perry Petersen, Chair
Planning Commission
City of San Bruno

NEXT MEETING: January 17, 2012



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STAFF

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Mark Sullivan, AICP, *Housing and Redevelopment Manager*
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Laura Russell, AICP, *Associate Planner*
Matt Neubaumer, *Assistant Planner*
Tony Rozzi, AICP, *Contract Associate Planner*
Marc Zafferano, *City Attorney*

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**PLANNING COMMISSION
STAFF REPORT
AGENDA ITEM NO. 5.
January 17, 2012**

REQUEST

Request for adoption of a Resolution confirming review of the 2011-2016 Five Year Capital Improvement Program and 2011-2012 Capital Improvement Program Budget and its conformance with the San Bruno General Plan.

ENVIRONMENTAL ASSESSMENT

Approval of this Capital Improvement Project List does not preclude the independent review and analysis of each project under CEQA. In general, these projects are categorically exempt and result in no significant environmental impacts.

EXHIBITS

1. Resolution 2012-01
2. 2011-2016 Five Year Capital Improvement Program and 2011-2012 Capital Improvement Program Budget – distributed earlier to Planning Commissioners – copies available at the Community Development Department and online at:
http://www.sanbruno.ca.gov/comdev_planningComm.html
3. General Plan available online at:
http://www.sanbruno.ca.gov/comdev_generalPlan.html

ANALYSIS

Staff has reviewed the City of San Bruno's Capital Improvement Program (CIP) Budget and has determined that the work to be performed during this fiscal year conforms to the City's adopted General Plan. The CIP provides funding for capital projects which are designed to protect, preserve, and enhance the City's infrastructure, extend the useful life of public facilities, and improve or enhance City services. The City Council will consider the Capital Improvement Program projects and budget within the next couple of months.

The Planning Commission action is only to determine that the Capital Improvement Program is in conformance with the General Plan.

RECOMMENDATION

Staff recommends that the Planning Commission adopt attached Resolution 2012-01.

Date of Preparation: January 13, 2012

Prepared by: Lisa Costa Sanders, Acting Planning Manager

CITY OF SAN BRUNO

COMMUNITY DEVELOPMENT DEPARTMENT



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**PLANNING COMMISSION
STAFF REPORT
AGENDA ITEM NO. 6.A
JANUARY 17, 2012**

PROJECT LOCATION

1. Address: 3180 Crestmoor Drive
2. Assessor's Parcel No: 019-222-060
3. Zoning District: R-1 (Single Family Residential District)
4. General Plan Classification: Low Density Residential

EXHIBITS

- A:** Site Location
B: Photographs
C: Site Plan, Floor Plans, Elevations

REQUEST

Request for a Use Permit to legalize un-permitted construction which increases the gross floor area by greater than 50% (60% cumulatively) and exceeds the 44% lot coverage requirement (50%), per Sections 12.200.030.B.1, and 12.200.040.B.3. of the San Bruno Municipal Code. Maria Rhodes (Applicant) & Jose Aphang-Lam & Vivien Kam (Owners) **UP-11-014.**

RECOMMENDATION

Staff recommends that the Planning Commission approve Use Permit 11-014 based on Findings of Fact 1-7 and Conditions of Approval 1-24.

REVIEWING AGENCIES

Community Development Department
Public Works Department
Fire Department

LEGAL NOTICE

1. Notices of public hearing mailed to owners of property within 300 feet on January 6, 2012.
2. Advertisement published in the San Mateo Daily Journal, Saturday, January 7, 2012.

ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15303: New construction of a Single Family Residence/Conversion of a structure.

EXISTING CONDITIONS

The subject property is located on the west side of Crestmoor Drive between Cambridge Lane and Bryant Way. This is a rectangular-shaped lot with a total size of 5,000 square feet. The lot is 50'-0" wide and 100'-0" deep. The property is currently developed with a two-story, single-family dwelling. The first story includes three bedrooms, three bathrooms, a two-car garage, dining room, living room, an office, and a kitchen. The first story also includes a 211 square foot unpermitted sunroom. The second story includes one bedroom and one bathroom. The home was constructed in 1959 and is located in the Crestmoor 3.C subdivision. Immediately adjacent to the subject property are other single-family homes.

Project History

- In 1959 the subject site was developed with a new one-story single-family residence.
- On September 21, 2006 the previous property owner obtained a building permit to construct a 518 square foot single-story expansion to the existing residence. The building permit was finalized on February 21, 2008.
- On May 5, 2009 the previous property owner obtained a building permit to construct a 273 square foot two-story expansion to the existing residence. During a routine building inspection it was discovered that the previous property owner exceeded the scope of work and enclosed the deck located on the north side of the property.
- The previous property owner applied for a Use Permit to legalize the unpermitted work in 2009. The Planning Commission approved Use Permit 09-021 to legalize the unpermitted construction at the October 20, 2009 Planning Commission meeting. This project is returning to the Planning Commission because the approval expired, as the previous property owner did not obtain a building permit within one year of Planning Commission approval.

ADDITIONAL INFORMATION

- **Accessory Structures:** There is one 96 square foot detached accessory structure located in the rear yard.
- **Code Enforcement:** There are no active Code Enforcement cases.
- **Easements:** There are no easements located on the subject site.
- **Heritage Trees:** There are no heritage trees located on the subject site.
- **Previous additions or alterations:** Two previous additions have taken place at the subject site. In 2006 the previous property owner constructed a 518 square foot single-story addition. In 2009 the previous property owner constructed a 273 square foot second story addition. The previous property owner went beyond the scope of work and enclosed the deck along the northern side property line.

SURROUNDING LAND USES

North: Yorkshire Court - R-1 (Single Family Residential)
 South: Bryant Way - R-1 (Single Family Residential)
 East: Bennington Drive - R-1 (Single Family Residential)
 West: Skyline Boulevard - R-1- (Single Family Residential)

PROJECT DESCRIPTION

The previous property owner enclosed a 211 square foot deck located on the north side yard without the benefit of a building permit. The applicant is now proposing to legalize the unpermitted 211 square foot sunroom. Architecturally, the addition is inconsistent with the existing single-family dwelling. The unpermitted addition is utilizing vertical wood siding, while the existing single-family home consists of a stucco finish. Staff recommended that the applicant replace the existing wood siding with a stucco finish and the applicant has agreed. If approved, the home would include four bedrooms, four bathrooms, a living room, dining room, office, sunroom, and a kitchen.

Project details are shown in the following table:

SITE CONDITIONS		ZONING REQUIREMENTS	LEGAL CONDITIONS	EXISTING/PROPOSED CONDITIONS
Land Use		R-1	R-1	Same
Lot Area		5,000 s.f.	5,000 s.f.	Same
Lot Coverage		2,220 s.f. (44%)	2,194 s.f. (44%)	2,501 s.f. (50%)
Gross Floor Area		2,750 s.f.	2,467 s.f.	2,678 s.f.
Floor Area Ratio		.55	.49	.54
Building Setbacks	Front	15'-0"	15'-0"	Same
	Rear	10'-0"	15'-0"	Same
	Sides	5'-0"	5'-0"	Same
Building Height		28'-0"	19'-6"	Same
Covered Parking		3 spaces*	2 spaces	2 spaces

Notes:

- Lot Coverage of 2,501 s.f. (50%) > 2,220 s.f. (44%) requires a use permit

Square Footage Breakdown:

	Ground floor	Second Floor	Garage	Total
Legal	1,774	273	420	2,467
Proposed	211	-	-	211
Total	1,985	273	420	2,678

- Legal, 2,047 s.f. of living area and a 420 s.f. two-car garage.
- Proposed, 2,258 s.f. of living area and a 420 s.f. two-car garage.

Public Comment

Staff sent a public notice to all property owners within 300' of the subject site on January 6, 2012. Staff received three phone calls from surrounding property owners inquiring about the proposed project. Staff

explained that the project only involves the legalization of the sunroom. Additionally, staff explained that the Planning Commission previously approved the sunroom in 2009. The three surrounding property owners did not object to the proposed legalization of the sunroom.

ARCHITECTURAL REVIEW

The Architectural Review Committee reviewed the project at its September 10, 2009 meeting. The Architectural Review Committee supported the property owner's proposal and forwarded the project to the Planning Commission with the following recommendations:

- Ensure that the architect's seal is printed properly.
- Utilize stucco finish for the unpermitted addition.
- Paint the unpermitted addition to match the existing single-family dwelling.
- Provide a new window for the bedroom located directly east of the unpermitted sunroom addition. The new window must meet egress requirements. (The bedroom contains a sliding door that previously provided direct access to the deck, which met the egress requirements at that time.)

And the following changes to the plan set:

- Label the existing site plan on page A-1 as, "Legal Site Plan."
- Label the proposed site plan on page A-1 as, "As Built/Proposed Site Plan."
- Include the detached accessory structure on both site plans.
- Label the existing floor plan as "Legal Floor Plan"
- Include an entire As Built/Proposed floor plan.
- Include the 273 square foot addition within the total floor area section of the project data chart.

Since the Architectural Review Committee meeting the applicant has made all suggested recommendations and has made the appropriate changes to the plan set.

Commissioners Biasotti, Chase, and Petersen were present for this item.

ANALYSIS AND RECOMMENDATION

Analysis:

The applicant is proposing to legalize a 211 square foot sunroom located on the north side of the subject property. The Use Permit application is required because the expansion exceeds the 44% lot coverage requirement, and the project is a greater than a 50% cumulative expansion. The existing single-family home, the unpermitted sunroom, and the detached accessory structure amount to a lot coverage calculation of 50%. Regarding the cumulative expansion, the Municipal Code requires that all additions to single-family homes since September 26, 1988 be combined for the purposes of calculating the increase in floor area. The original floor area of the home was 1,675 square feet. In 2006 the previous property owner constructed a 518 square foot addition, and in May of 2009 the previous property owner obtained a building permit to construct a 273 square foot second story expansion. When combined, all additions amount to a floor area increase of 60%.

The single-family home and the unpermitted addition meet the setback, height, and floor area requirements of the underlying zoning district. However, the unpermitted sunroom is utilizing vertical wood siding, which is not consistent with the existing single-family dwelling. Although the addition is not

visible from the public right-of-way, staff recommended that property owner utilize stucco finish that matches the existing home and the applicant agreed. The incorporation of a stucco finish will contribute to the overall architectural integrity of the home, which is recommend by the design guidelines. Additionally, the unpermitted addition will be painted to match the existing home. Regarding lot coverage, staff finds that there is still a large amount of open space. Specifically, the subject property has a 20'-6" rear yard with a 128 square foot rear deck, and a 19'-4" front yard.

Findings:

*Pursuant to the City's Zoning Code, the Commission shall grant the Use Permit if it makes the following findings (required findings are in **bold** followed by staff's analysis of the merits of the project and how the findings can be made):*

- 1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.**

With the condition that the applicant obtain a building permit, the addition will be constructed according to the California Building Code (CBC) and therefore will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood. The addition would comply with setback requirements of the Municipal Code.

- 2. The proposed development will not be injurious or detrimental to property and improvement s in the neighborhood or to the general welfare of the city.**

The proposed addition complies with the height limit, setback requirements, floor area requirement, and parking requirements of the Municipal Code. The addition will also utilize stucco finish, which is consistent with the existing home and surrounding neighborhood.

The proposed addition and remodel will benefit the City and the surrounding neighborhood by improving the property in a well-designed manner and by its general conformance to a majority of regulations as set forth in the Municipal Code. Therefore, staff determines that the new residence will not be detrimental to improvements in the neighborhood or to the general welfare of the city.

- 3. The proposed development will be consistent with the general plan.**

The San Bruno General Plan designates the property as a low-density residential district. The existing single-family dwelling is consistent with the residential general plan designation.

General Plan Residential Policy 1 states, "protect the residential character of existing residential neighborhoods." The proposal will be complementary to other single-family homes in the area and will reinforce the residential character of the neighborhood.

- 4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.**

The proposed addition will not unreasonable restrict or interfere with light and air on the properties in the neighborhood since the structure will meet the required setback distances from the property lines and is within the allowed height limit. Additionally, there are no excessive eave overhangs.

The neighborhood includes homes built in the mid 20th century. There is a wide range of homes within the immediate area, with some single-story homes, split level homes, and two story homes. The mass of the existing home will not increase as the unpermitted sunroom is located on the north side of the property and is not visible from street view. Staff finds that the project is consistent with the design and scale of the neighborhood.

5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.

The overall design of the home will not change as the addition is located on the north side of the property, which is not visible from the public right-of-way. The addition will utilize stucco finish, which is consistent with the existing single-family dwelling and surrounding neighborhood. Staff finds that the addition will be in keeping with the character of the neighborhood and will not be detrimental to the city. Additionally, the on street parking in the area should not be negatively impacted, as the existing two-car garage will be able to accommodate two vehicles in a side by side fashion.

6. The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.

The applicant is proposing to maintain the existing two-car garage, which is 19'-3" wide and 20'-9" deep. The living area of the residence is proposed at 2,258 square feet, which is below the threshold of 2,800 square feet requiring a three-car garage.

7. That any proposed single-family or two-family dwelling conforms to the basic design principles of the residential design guidelines as adopted by resolution by the city council and as may be revised from time to time.

Staff finds that the proposed addition conforms to the basic design principles of the residential guidelines. The unpermitted addition is respecting the scale, bulk, and character of the immediate neighbors and adjacent homes, as the addition is meeting and exceeding all setback requirements. The unpermitted addition will incorporate a stucco finish, which will contribute to the overall architectural integrity of the home. Additionally, the unpermitted addition will be painted to match the existing home.

RECOMMENDATION

Staff recommends that the Planning Commission approve Use Permit 11-014 based on Findings of Fact 1-7 and Conditions of Approval 1-24.

FINDINGS OF FACT

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the

neighborhood of such proposed use.

2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city given its quality architectural features and its general conformance to a majority of regulations as set forth in the Municipal Code.
3. The proposed development will be consistent with the general plan.
4. The proposed development, as set forth on the plans, and with recommendations by staff, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.
5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.
6. The proposed expansion complies with applicable off-street parking standards of the City of San Bruno Zoning Ordinance.
7. That any proposed single-family or two-family dwelling conforms to the basic design principles of the residential design guidelines as adopted by resolution by the city council and as may be revised from time to time.

CONDITIONS OF APPROVAL

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 11-014 shall not be valid for any purpose. Use Permit 11-014 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the Summary of Hearing shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit for an addition shall be built according to plans approved by the Planning Commission on January 17, 2012 labeled Exhibit C except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.

6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit. The rental of a room does not qualify as a secondary dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. The residence must have the ability to park the required number of vehicles in the designated garage area. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the carport back into conformance.
8. Prior to securing a building permit, the applicant, owner, and general contractor shall meet with Planning and Building staff to ensure compliance with the conditions of approval during the construction process.
9. Prior to Final Inspection, 15% of the site shall be landscaped to the satisfaction of the Community Development Director. Applicant shall submit a landscaping plan at the time of Building Permit Submittal. No more than 80% of the lot shall consist of impervious surface.
10. Prior to Building Permit issuance the application shall reinstate and pass all final inspections associated with Building Permit # B0808-0030.
11. Please note that the front property line is located 5.5 feet behind the sidewalk at Crestmoor Drive. No fences, retaining walls, or other permanent structure shall be placed or constructed within 5.5 feet from back of sidewalk. S.B.M.C. 8.08.010.
12. The Applicant shall provide flow line diagrams for cold water lines, hot water lines, gas lines, and sanitary sewer lines to include all existing and proposed systems in accordance with the applicable California Building Code 2010.
13. Encroachment Permit from Public Works Department is required prior to commencing any work within the City's public right-of-way. S.B.M.C. 8.16.010.
14. All damaged curb, gutter, sidewalk or driveway in the public right-of-way fronting the property shall be removed and replaced. Remove and replace all damaged and/or broken sidewalk at front of property for all location where there are any raised or offset concrete sections greater than or equal to 3/4 – inch. S.B.M.C. 8.12.010.
15. Planting of one 36-inch box size approved tree or payment to the in-lieu replacement tree fund per most current fee schedule is required. Tree shall be located on Crestmoor Drive. S.B.M.C. 8.24.060. At the current rate, the impact payment required is \$540. A separate tree-planting permit is required from Parks and Recreation Services for any new street tree.
16. If not present, the applicant shall install a sanitary sewer lateral clean-out at property line per City standards detail SS-01
17. Paint address number on face of curb near driveway approach. Black lettering on white background.

18. Erosion control plan and storm water pollution prevention plan required. Must show existing storm drain inlets and other storm water collection locations protect by silt screens or silt fence. Work shall conform to the current NPDES requirements. S.B. Municipal Code 12.16.020.
19. Storm water from new and existing roof down spouts and other on-site drainage, shall be collected and drained to an underground storm water system or through an under sidewalk curb drain to the gutter per City standards detail SI-03.
20. The building permit plans shall include a site plan that shows all properly lines, setbacks and easements, and all existing and proposed grading and drainage improvements. All unpaved areas shall be graded to slope at 1% or more. All paved areas shall be graded to slope at 0.5% or more. All grading and drainage work shall conform to the current NPDES requirements. S.B.MC. 12.161.020
21. Perform water demand calculation based requirements in Chapter 7 of the California Plumbing Code to confirm that the existing water service and meter are sufficient to serve water demand. If existing meter is undersized, a new meter is required. Applicant shall pay water and sewer capacity charges based on the size of the water meter installed along with materials and installation of water meter. S.B.M.C. 10.14.020/110.
22. Address numbers shall be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
23. Provide hardwired smoke alarms with battery backup to all bedrooms and hallways.
24. Provide flame arrester for chimney if not currently in place.

Date of Preparation: January 13, 2012
Prepared by: Matt Neuebaumer, Assistant Planner



**3180 Crestmoor
019-222-060
UP 11-014**

Exhibit A: Site Location



Subject Site



Neighboring Properties

Exhibit B: Photographs

T.C. CHEN &
ASSOCIATES
100 WEST DRIVE
SANTA ANA, CA 92701
(714) 944-4422

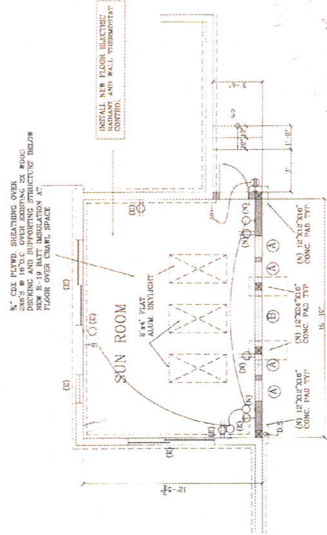


OCTOBER 10, 2021
JULY 29, 2009

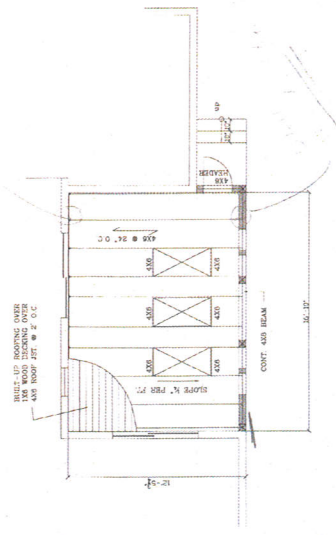
RESIDENCE ADDITION 3100 CRESTWOOD DRIVE SAN BRUNO, CA

NEW PLANS & ELEVATIONS

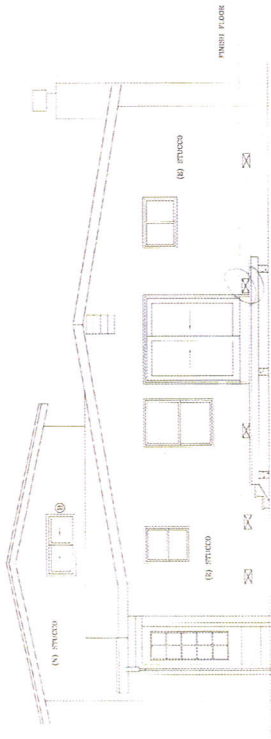
A-2



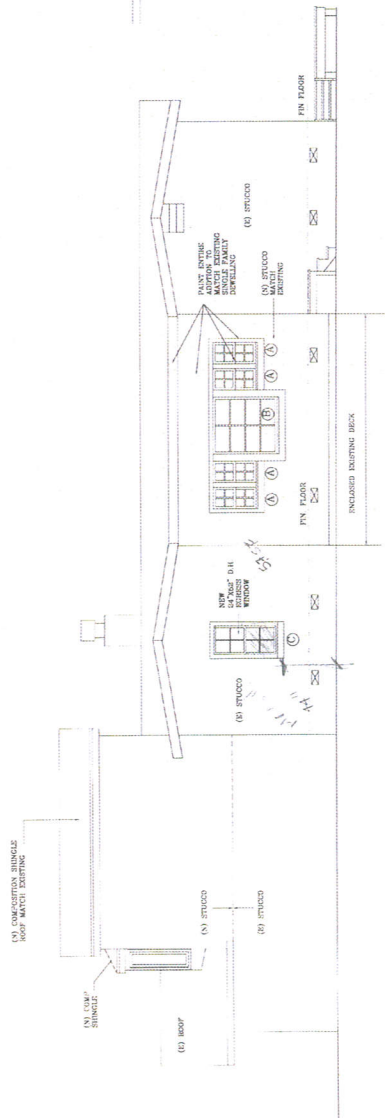
FLOOR PLAN
1/4" = 1'-0"



ROOF PLAN
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

T.C. CHEN &
ASSOCIATES
100 NEW YORK
AVENUE, SUITE 100
NEW YORK, NY 10021
(212) 691-1001

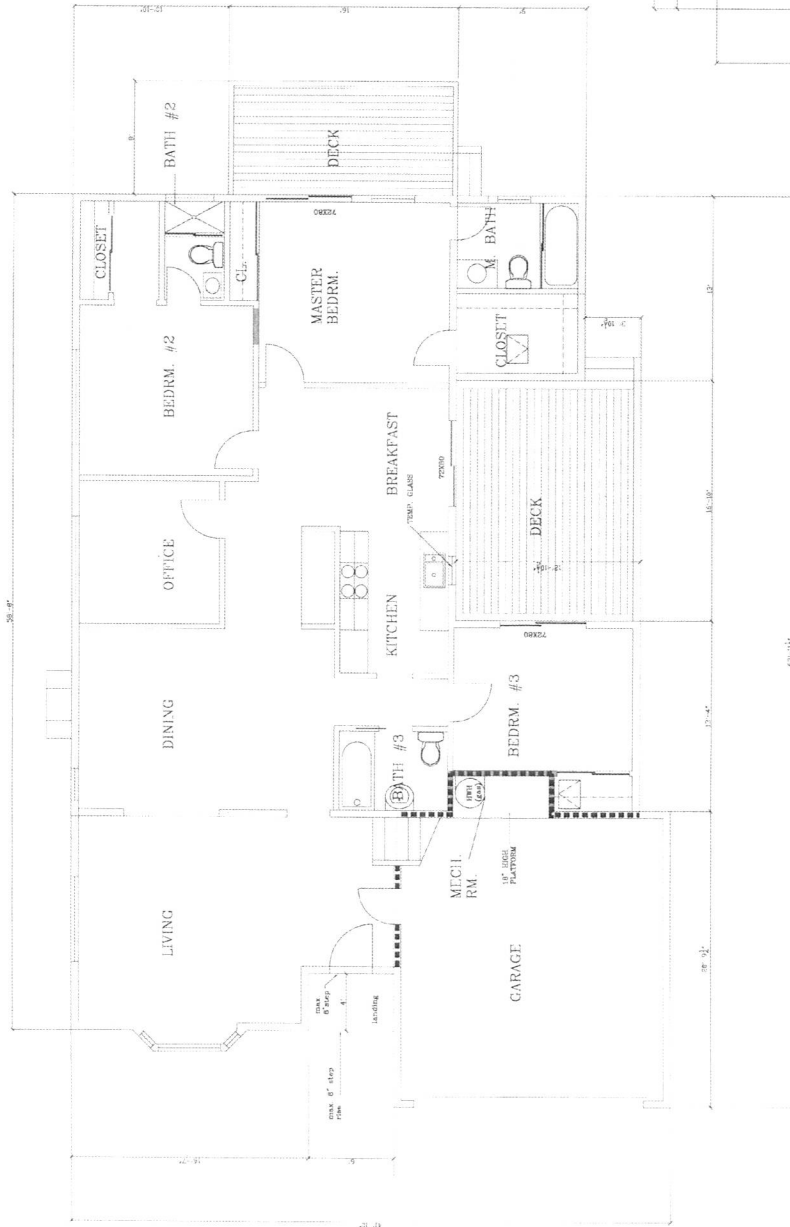


OCTOBER 16, 2001

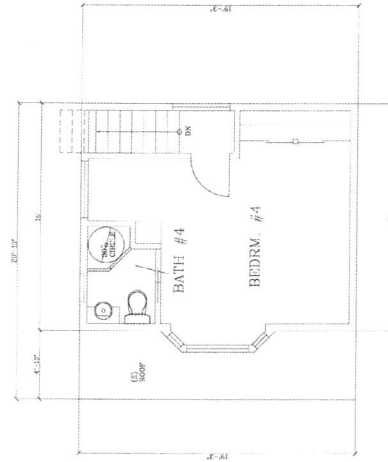
RESIDENCE ADDITION
3180 CRESTMOOR DRIVE
SAN BRUNO, CA

LEGAL FLOOR PLANS

A-3



LEGAL 1st FLOOR PLAN
1/4" = 1'-0"
existing



LEGAL 2nd FLOOR PLAN
1/4" = 1'-0"

T.C. CHEN &
ASSOCIATES
REGISTERED ARCHITECT
15100 S. BAYVIEW, SUITE 100
SAN BRUNO, CA 94061
(916) 592-8828

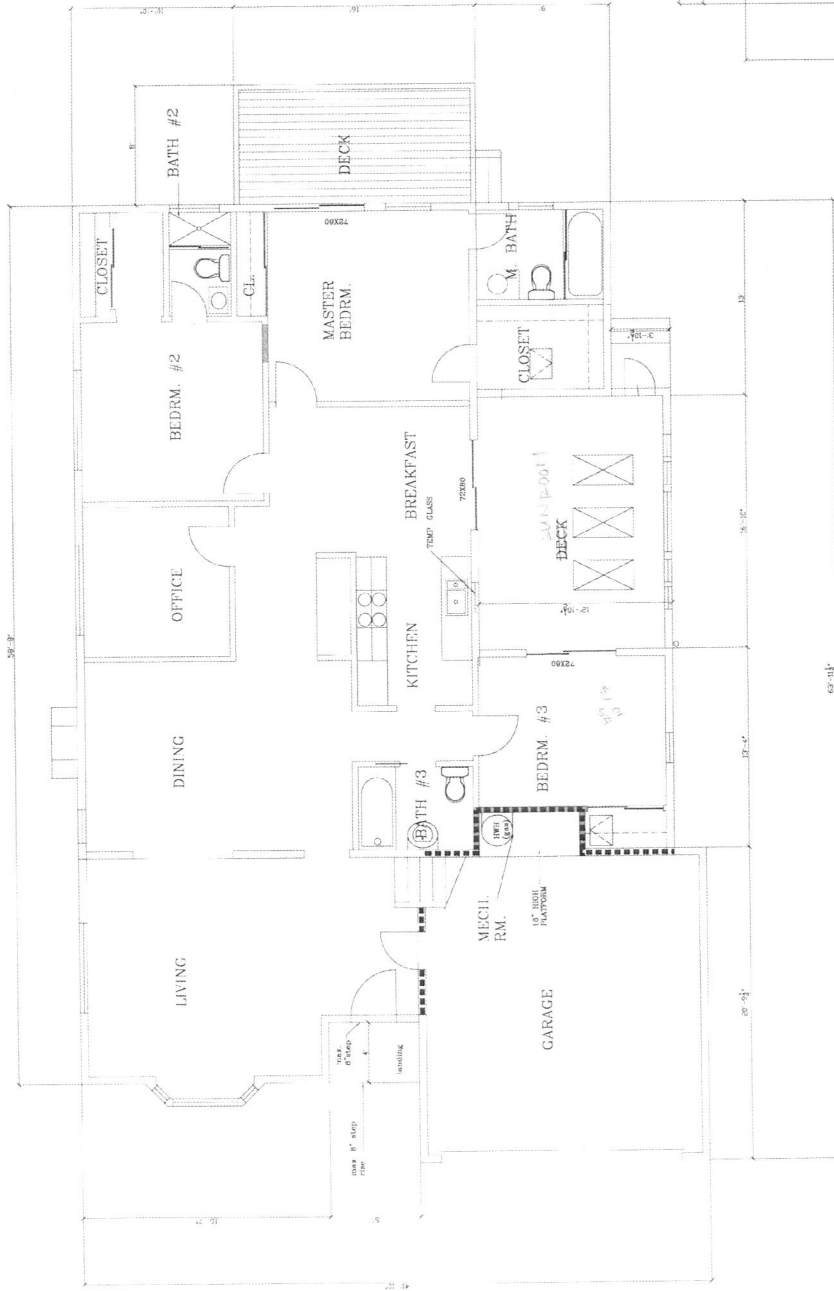


OCTOBER 13, 2011

RESIDENCE ADDITION
3180 CRESTMOOR DRIVE
SAN BRUNO, CA

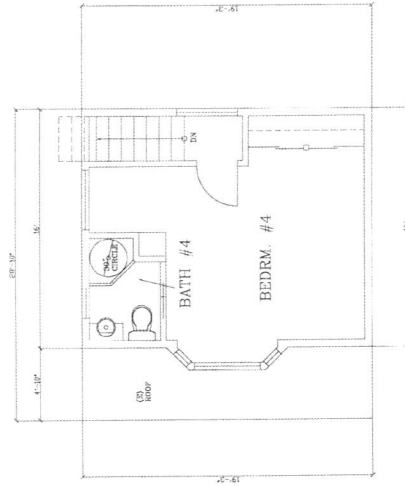
AS-BUILT
PROPOSED
FLOOR PLANS

A-3a



AS-BUILT/PROPOSED 1st FLOOR PLAN

N = 1'-0"



LEGAL 2nd FLOOR PLAN
1/4" = 1'-0"

T.C. CHEN &
ASSOCIATES
180 WEST BERRY
SUNNYVALE, CA 94086
TEL: 415.336.8800

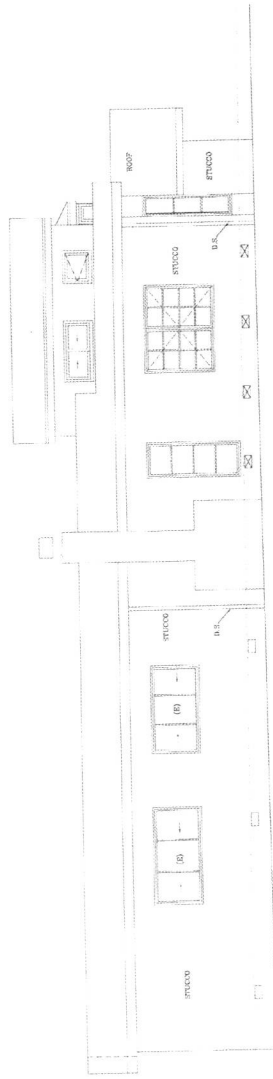


OCTOBER 10, 2011

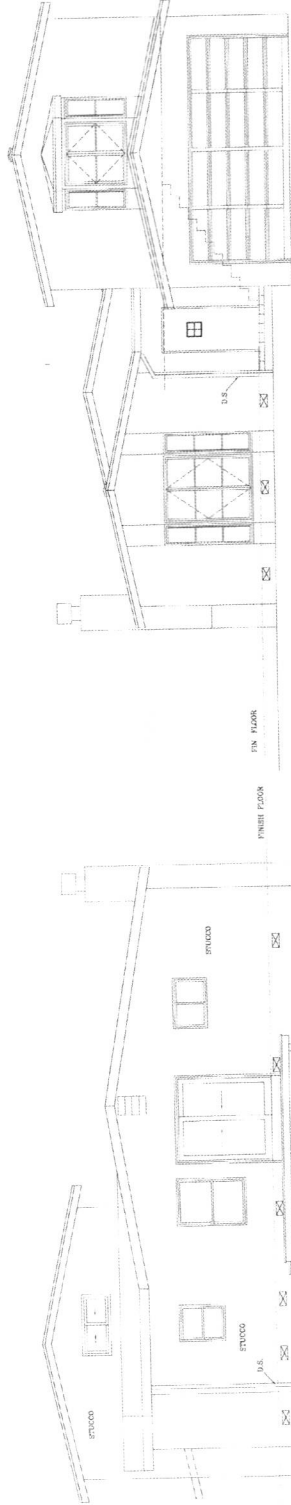
RESIDENCE ADDITION
3180 CRESTMOOR DRIVE
SAN BRUNO, CA

EXISTING
ELEVATIONS

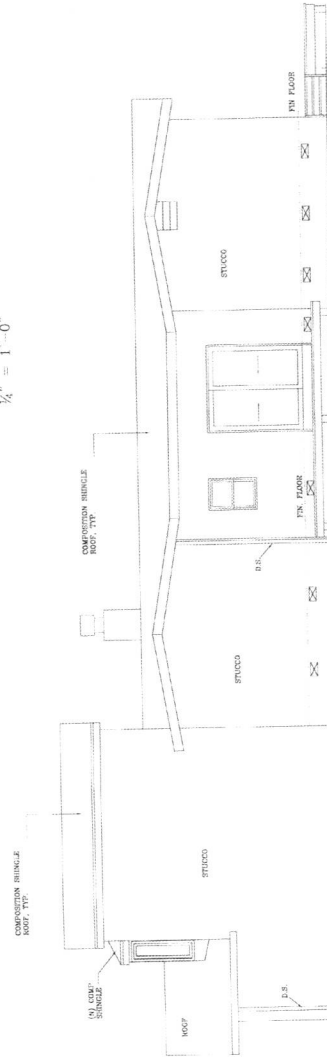
A-4



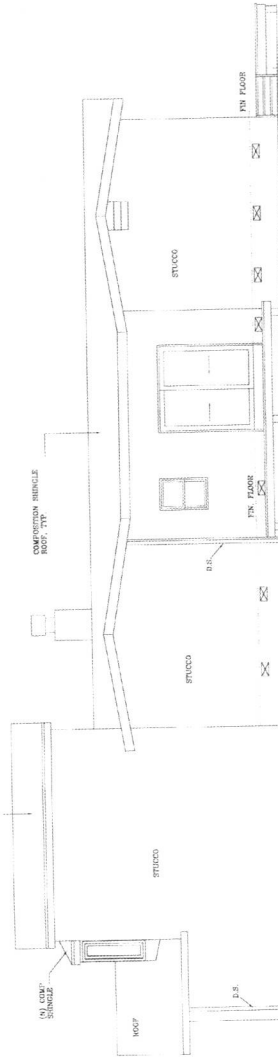
EAST ELEVATION
 $\frac{1}{4}" = 1'-0"$



NORTH ELEVATION
 $\frac{1}{4}" = 1'-0"$



SOUTH ELEVATION
 $\frac{1}{4}" = 1'-0"$



WEST ELEVATION
 $\frac{1}{4}" = 1'-0"$